

designated future street lines. This would, over a period of time, reduce the cost of additional right of way along densely developed thoroughfares which will require widening at some future date.

Future street lines should be established to provide for the ultimate right of way specified in Appendix A for Brawley School Road.

Zoning

A zoning ordinance can be beneficial to thoroughfare planning in that planned locations of various land uses and planned densities of dwellings can be realized. This provides a degree of stability on which to make future traffic projections and to plan streets and highways.

Other benefits of a good zoning ordinance are: (1) the establishment of standards of development which will aid traffic operations on major thoroughfares, and (2) the minimization of strip commercial development which creates traffic friction and increases the traffic accident potential.

Capital Improvements Program

One of the tools which makes it easier to build a planned thoroughfare system is a capital improvements program. This is a long range plan for the spending of money on street improvements, acquisition of rights-of-way, and other capital improvements within the bounds of projected revenues. Municipal funds should be available for construction of street improvements which are a municipal responsibility, right of way cost sharing on facilities designated a Division of Highways responsibility, and advance purchase of right of way where such action is required.

MH/dc